

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/340 George Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Doncaster

Period - From 17/02/2022 to 16/02/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/12 Whittens La DONCASTER 3108	\$1,060,000	01/10/2022
2	8 Dianella St DONCASTER 3108	\$1,052,000	10/09/2022
3	1/4 Angus Gr DONCASTER 3108	\$1,000,000	04/02/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/02/2023 15:34

1/340 George Street, Doncaster Vic 3108

McGrath

Evan Zhang
0430838662
evanzhang@mcgrath.com.au



4 2 2

Property Type: Townhouse

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,060,000

Median Townhouse Price

17/02/2022 - 16/02/2023: \$1,060,000

Comparable Properties



1/12 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 01/10/2022

Property Type: Townhouse (Res)

Land Size: 264 sqm approx



8 Dianella St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,052,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Townhouse (Res)

Land Size: 186 sqm approx



1/4 Angus Gr DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 04/02/2023

Property Type: Townhouse (Res)

Land Size: 185 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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